



2012028672 00210

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED:
06-29-2012 02:29:46 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTV

BK: RE 3067
PG: 1856-1858

Box 153

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$160.00

PARCEL ID # 6847-76-4727.00 Verified by _____ County on the _____ day of _____, 20 _____

By:
Mail/Box to: GRANTEE: 4222 GARDEN STREET, WINSTON-SALEM, NC 27105

This instrument was prepared by: BUNCH & ASSOCIATES, PLLC-3411 HEALY DR. STE C, WINSTON-SALEM, NC 27103

Brief description for the Index: LOT 73 & SOUTHERN HALF OF LOT 72, JEFFERSON GARDENS SECTION 2 PB 3, PG 32-A

THIS DEED made this <u>29th</u> Day of JUNE . 20 12 . by and between	
GRANTOR	GRANTEE
MARK A. GODFREY AND WIFE, ANGELA P. GODFREY P.O. BOX 12336 WINSTON-SALEM, NC 27117	BART D. ARMSTRONG, Legally Separated 4222 GARDEN STREET WINSTON-SALEM, NC 27105

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of WINSTON-SALEM TOWNSHIP FORSYTH County,

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY HEREBY CONVEYED, KNOWN AS 4222 GARDEN STREET, WINSTON-SALEM, NC 27105

All or a Portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by deed recorded in Book
A map showing the above described property is recorded in Plat Book

2844 Page 2561
3 Page 32-A

LEGAL DESCRIPTION

BEGINNING AT AN IRON STAKE AT THE SOUTHEAST CORNER OF LOT 73 AS SHOWN ON THE PLAT OF JEFFERSON GARDENS, SECTION 2, AS RECORDED IN PLAT BOOK 3, PAGE 32-A, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, AND SAID IRON ALSO BEING LOCATED IN THE WEST RIGHT OF WAY LINE OF GARDEN STREET AS SHOWN ON SAID MAP AND RUNNING THENCE FROM SAID BEGINNING POINT ALONG THE NORTH LINE OF LOT 74, NORTH 85 DEG. 56' WEST 178.81 FEET TO AN IRON; THENCE WITH THE LINE OF LOT 76 AND LOT 77 AS SHOWN ON THE PLAT NORTH 05 DEG. 33'30" EAST 150.0 FEET TO AN IRON; THENCE SOUTH 85 DEG. 56' EAST 178.92 FEET TO AN IRON IN THE WEST RIGHT OF WAY LINE OF GARDEN STREET AS SHOWN ON THE PLAT OF JEFFERSON GARDENS, SECTION 2; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 05 DEG. 36' WEST 150.0 FEET TO THE POINT AND PLACE OF BEGINNING AND

BEING KNOWN AS LOT 73 AND THE SOUTHERN HALF OF LOT 72 AS SHOWN ON THE PLAT OF JEFFERSON GARDENS, SECTION 2, AS RECORDED IN PLAT BOOK 3, PAGE 32-A, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.